



SUPERBLY PRESENTED 4 BEDROOM EXECUTIVE
STYLE HOUSE WITH ENCHANTING LAKE AND
SWIMMING POOL 6 KM FROM BRESSUIRE.

SUPERBLY PRESENTED 4
BEDROOM EXECUTIVE
STYLE HOUSE WITH
ENCHANTING LAKE AND
SWIMMING POOL 6 KM
FROM ...



PROPERTY FACT FILE	
REFERENCE	A18735MGO79
PRICE	€ 550,000 £ 469,920* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	195.69 m ²
LAND	16622 m ²
TOWN	Bressuire
DEPARTMENT	Deux_Sevres
LOCATION	Close to golf course
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Lake
- swimming pool
- private
- 4 bedrooms
- conservatory

SUPERBLY PRESENTED 4
BEDROOM EXECUTIVE
STYLE HOUSE WITH
ENCHANTING LAKE AND
SWIMMING POOL 6 KM
FROM ...

Ref : A18735MGO79

A well located and superbly presented spacious 4 bedroomed house, with large lake and swimming pool.

This would make an excellent family home or an idyllic retreat for a couple who enjoy nothing more than to watch the extensive natural inhabitants of the lake.

DESCRIPTIF

This superb property, with its own private lake and swimming pool offers total tranquility and the ability to lose yourself its charm.

The house enjoys the benefit of two separate lounge areas, and importantly one downstairs bedroom with three further bedrooms upstairs, all with fitted wardrobes. Each floor has its own bathroom and W.C.

The ground floor also enjoys the main kitchen, utility area and access to the basement as well as the office area providing direct internal access to the double garage.

The conservatory extends along the back of the house providing uninterrupted views across lake and swimming pool.

The lake itself (7600m²) is a magnet for wildlife, whilst offering enchanted walks around its perimeter.

The property is located 6 kilometres from Bressuire, where you will find all forms of commerce and entertainment, restaurants and bars, as well as the local 36 hole golf course.

There is easy access to the major road networks providing easy links to locations such as Nantes 98Km, Niort 72Km, Poitiers 76Km, Saumur 58Km.

Additional Features or information:

The garden has the benefit of an 8 zone "lake fed" irrigation system
The house enjoys 500 mps Fibre Broadband and excellent 4G coverage.

Full oil fired central heating,

Electric gates to main front entrance

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A18735MGO79>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

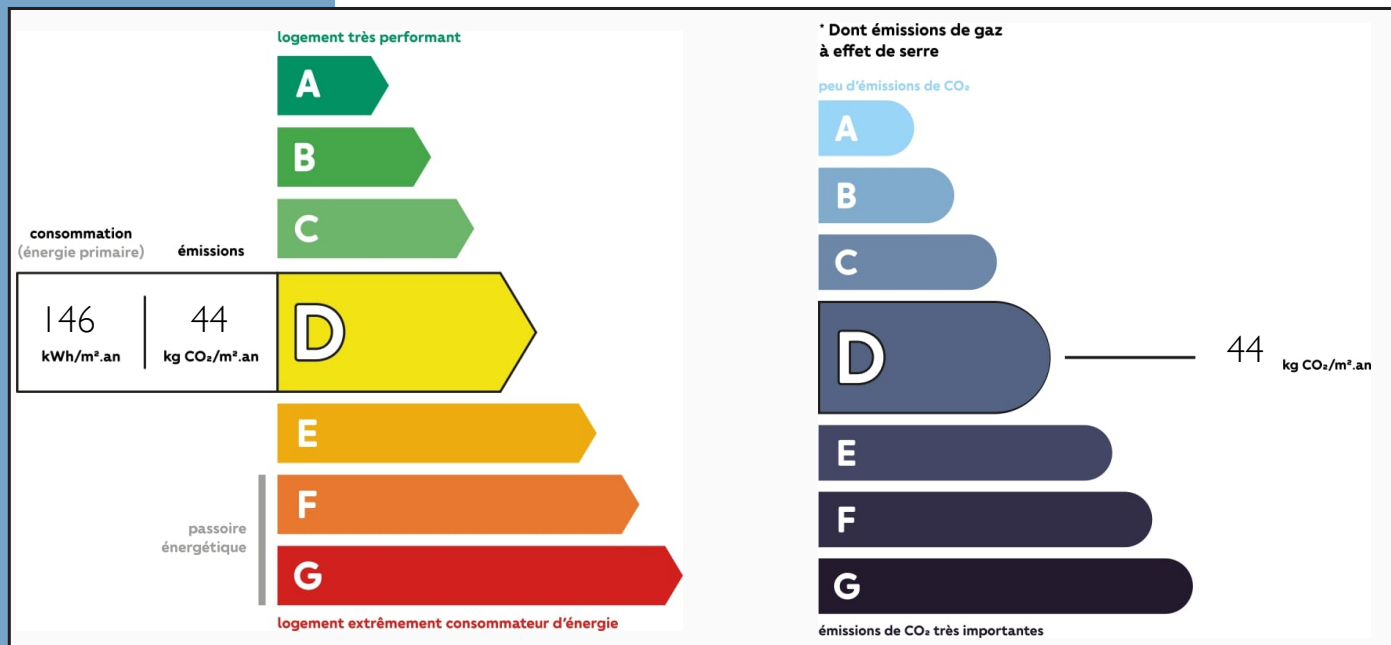
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

SUPERBLY PRESENTED 4
BEDROOM EXECUTIVE STYLE
HOUSE WITH ENCHANTING
LAKE AND SWIMMING POOL
KM FROM ...

Ref : AI8735MGO79

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI8735MGO79
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr